



TOWN OF SWAMPSCOTT

OFFICE OF THE PLANNING BOARD

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

MEMBERS

PATRICK JONES, CHAIR
ANGELA IPPOLITO, VICE CHAIR
SYLVIA BELKIN
JEFFREY BLONDER
GEORGE POTTS

STAFF

HELEN KENNEDY, SECRETARY
S. PETER KANE, TOWN PLANNER

FEBRUARY 11, 2013 MEETING MINUTES

Time: 7:00 – 8:15 pm

Location: Swampscott Senior Center, 200 Essex St

Members Present: P. Jones, A. Ippolito, G. Potts

Members Absent: J. Blonder, S. Belkin

Others Present: Pete Kane (Town Planner); Dave Berner (architect); Carla Santarpio (petitioner)

Meeting called to order at 7:00 pm by Chair Jones.

MEETING MINUTES

Board reviewed minutes from the January 14, 2013, meeting. Unanimously approved.

PETITION #13-3

Chair Jones opened the site plan review for petition #13-3 – request by Carla Santarpio to remove existing conforming residence on a nonconforming lot and construct a new conforming single-family residence on the nonconforming lot at 223 Puritan Road.

The Board reviewed the proposed demolition and construction in detail. The Board discussed the current conditions at the site, scope of site work to be altered (new fence on either side of new house to connect to existing property line fences, reducing driveway area and create landscaped inner circle, new pool and patio surface) and the design of the home (style, potential materials, energy efficiency). The Board advised the Petitioner to meet with property abutters prior to the ZBA hearing. There was some concern that if the proposed green roof is not executed, that a white or light-colored exposed TPO may create too much glare for the abutters since the new structure is lower than some of the surrounding existing homes. The Petitioner shall consider a darker roof color for an exposed roof. The Petitioner indicated that this did not matter to her and would comply to the request if the roof is left to be exposed TPO. The Board suggested that the Petitioner come prepared to the ZBA hearing with material schedules.

The Board voted unanimously to endorse the plans as presented that evening for Zoning Board of Appeals consideration – the granting authority in the request for the site plan special permit.

The plans presented included the plot plan (dated January 16, 2013), site plan, floor plans, elevations and sections (dated January 22, 2013). The site plan review for the demolition and new home construction was deemed favorable by the Planning Board.

A. Ippolito moved to make recommendation to approve and forward recommendation to the Zoning Board of Appeals. Motion was seconded and unanimously approved.

SITE PLAN REVIEW & SPECIAL PERMIT RULES & REGULATIONS

Town Planner Kane walked the Board through the language changes in the *Guide to Site Plan Review & Special Permit* that were recommended by ZBA member, Peter Spellios. One revision request was to set criteria that would automatically trigger a drainage or traffic study peer review. P. Kane reminded the Board though that even if a project doesn't meet the triggers, they still have the ability to request a peer review. The criteria proposed sets up an automatic requirement to have a peer review performed. He also explained that the Waiver of Compliance fee should be adjusted from \$200 to \$300 as it was not reviewed during the December fee schedule revisions. P. Kane asked members to review the revised document which will then be voted on at the Planning Board meeting on March 11. He reminded the Board that they cannot add rules that directly contradict the Swampscott Zoning By-Law or Mass General Laws.

SUBDIVISION RULES AND REGULATIONS

P. Kane handed out a printed version of the Swampscott Rules and Regulations. He asked the Board to review and become accustomed with these rules and regulations as the Board will need to utilize them with the Temple property subdivision proposal. P. Kane said he would provide the Board with a checklist of the various elements they will need to review for the project. That project review will begin at the March meeting. He reminded the Board that these are old rules and regulations which will need to be revised by the Board later this year.

SUBDIVISION FILING FEES

P. Kane handed out his research on subdivision filing fees in Swampscott compared to other communities (about 15 others). He suggested to the Board to update their fees at the March meeting. The Temple subdivision filing will most likely be submitted prior to the March meeting and therefore that project will not be subject to the new fees.

COMMUNITY PRESERVATION ACT

Town Planner Kane informed the Board that he was able to schedule a presentation by the Community Preservation Coalition to be given to Town boards/committees/departments in April. The presentation will provide information about what CPA means, how it's changed, and how it can benefit the town. He informed the Board that he was planning to send letters of invitation to a long list of town groups and wanted to find out if the Board would like the letters sent on its behalf.

The Board agreed and was excited about the upcoming presentation.

GREEN COMMUNITIES GRANT ROUND

P. Kane told the Board that he and the Renewable Energy Committee are currently reviewing possible energy efficiency projects in Town that could be applied to for the newest Green Communities grant round. Chair Jones suggested adding Humphrey Street lighting. This would be to improve and add lighting on Humphrey St. Changes should include attractive fixtures. P. Kane noted some school building items which might be considered. A. Ippolito suggested if any windows are changed out, they should be replaced with glass as prior replacements were plastic material which discolored thus obscuring outside views.

Chair Jones informed the Board his travel and work load is increasing to such an extent he may have to resign and would do so in time to allow new candidates to run in the upcoming Town election.

Meeting adjourned at 8:15pm.

Helen Kennedy
Planning Board Secretary